142.0	0001	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,800 / 803,800
					USE VALUE:	803,800 / 803,800
					ASSESSED:	803,800 / 803,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHMITT EDWIN W--ETAL
Owner 2:	GOOLKASIAN GAIL A
Owner 3:	
Street 1:	79 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,960 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Clapboard Exterior and 2082 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4960.000	345,400	3,400	455,000	803,800
Total Card	0.114	345,400	3,400	455,000	803,800
Total Parcel	0.114	345,400	3,400	455,000	803,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.07 | /Parcel: 386.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 91180
GIS Ref:
GIS Ref:
Insp Date: 05/08/18

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0001-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,500	3400	4,960.	455,000	803,900	803,900	Year End Roll	12/18/2019
2019	101	FV	259,500	3400	4,960.	426,600	689,500	689,500	Year End Roll	1/3/2019
2018	101	FV	258,300	3400	4,960.	352,700	614,400	614,400	Year End Roll	12/20/2017
2017	101	FV	258,300	3400	4,960.	324,200	585,900	585,900	Year End Roll	1/3/2017
2016	101	FV	258,300	3400	4,960.	295,800	557,500	557,500	Year End	1/4/2016
2015	101	FV	247,800	3400	4,960.	290,100	541,300	541,300	Year End Roll	12/11/2014
2014	101	FV	247,800	3400	4,960.	269,600	520,800	520,800	Year End Roll	12/16/2013
2013	101	FV	247,800	3400	4,960.	256,500	507,700	507,700		12/13/2012

!10947!

PRINT

Date	Time
12/11/20	01:10:51

LAST REV

Date	Time
06/12/18	11:20:44

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10947

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20599-513		6/1/1990		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	91180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2007	584	Addition	130,000	C		G9	GR FY09	2 STORY FBMT IN RE

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	MEAS&NOTICE	BS	Barbara S
2/3/2009	Measured	336	PATRIOT
11/29/1999	Mailer Sent		
11/10/1999	Measured	256	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4960		Sq. Ft.	Site		0	80.	1.15	9									455,038						455,000	

Total AC/HA: 0.11387 | Total SF/SM: 4960 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 455,038 | Spl Credit | Total: 455,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.15432274
Const Adj.:	0.98010004
Adj $ / SQ:	152.732
Other Features:	86731
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469320
Depreciation:	123901
Depreciated Total:	345420

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

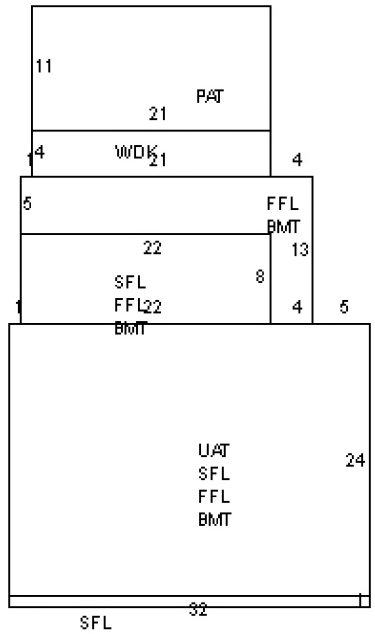
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	152.73
Special Features:	0	Val/Su Net:	93.48
Final Total:	345400	Val/Su SzAd	165.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,106	45.820	50,677
FFL	First Floor	1,106	152.730	168,922
SFL	Second Floor	976	152.730	149,067
PAT	Patio	231	3.800	877
UAT	Upper Attic	192	61.090	11,730
WDK	Deck	84	15.680	1,317

Net Sketched Area:	3,695			Total:	382,590
Size Ad	2082	Gross Are	4271	FinArea	2082

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 142.0-0001-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1950	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	Total: 3,400